

SECTION 2 NON-RESIDENTIAL DISTRICTS

3.01 **NS - NEIGHBORHOOD SERVICE DISTRICT**

3.02 **GENERAL PURPOSE AND DESCRIPTION:**

The NS, Neighborhood Service District is established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. Sites zoned NS should be located on a major thoroughfare and generally utilize a site adjacent to one or more logical neighborhood service areas. The total gross leasable floor area of all structures in an individual NS District should not exceed fourteen thousand (14,000) square feet.

3.03 **PERMITTED USES:**

1. Uses permitted in the NS District are outlined in Article II, Section 3.

3.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Five feet (5'); Twenty-five feet (25') adjacent to a public street or residential district
3. **Minimum Rear Yard** - Thirty feet (30')

B. **Size of Lot:**

1. **Minimum Lot Area** - Seven thousand (7,000) square feet
2. **Minimum Lot Width** - Sixty feet (60')
3. **Minimum Lot Depth** - Eighty feet (80')

C. **Maximum Height** - One (1) story no greater than thirty (30) feet

D. **Maximum Lot Coverage:** Twenty-five percent (25%)

E. **Maximum Floor Area Ratio:** 0.25:1 (See Article VI, Appendix 1, Illustration #1)

F. **Maximum Use Area:** The combined use, or total floor area, of all buildings or structures on each lot shall not exceed more than fourteen thousand (14,000) gross square feet.

3.05 **OTHER REGULATIONS:**

As required by:

1. Off-Street Parking Requirements, Article IV, Section 4
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Accessory Building and Use Regulations, Article IV, Section 7

ARTICLE III - ZONING DISTRICTS
SECTION 2 - NON-RESIDENTIAL DISTRICTS

4. Site Plan Approval, Article IV, Section 1
5. Landscape Requirements, Article IV, Section 2
6. Screening Fence and Wall Standards, Article IV, Section 5
7. Lighting and Glare Standards, Article IV, Section 6